



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

AUGUST 2005

COMPREHENSIVE PLANNING

LINGANORE SOURCE WATER PROTECTION PLAN

In 2001, the County partnered with the University of Maryland's Environmental Finance Center by approving the creation of a task force to craft the Linganore Source Water Protection Plan---a watershed management plan designed to protect the water quality of Lake Linganore, a drinking water reservoir and recreational lake impaired by nutrients and sediment. The Board of County Commissioners (BOCC) accepted the Linganore Source Water Protection Plan in November 2004 and directed staff to create an 'Action Plan' to implement its recommendations.

The Linganore Action Plan contains an introduction, the recommended actions, an appendix plus a quick reference guide summarizing the Action Plan items. The Action Plan will be presented to the BOCC on Tuesday, September 6, 2005 at 8:30am.

The Linganore Source Water Protection Plan is available on the County's web site:

<http://www.co.frederick.md.us/planning/Publications/LingSourceWater.htm>

Copies of the Linganore Action Plan will be available in mid to late August. Contact Tim Goodfellow or Carole Larsen at 301.694.1138 for more information.

LAKE LINGANORE



CITY OF FREDERICK — LAND MANAGEMENT ORDINANCE

Congratulations to the City of Frederick for adopting their new Land Management Ordinance. This Ordinance brings together not only the Zoning Ordinance, but also Subdivision Regulations, Historic Preservation, and other regulations which govern building in the City. The new LMO, as it is referred to, has among other things, a new section relating to archeological resources, and a new "floating" Institutional Zone, neither of which are in the County ordinances. The LMO follows the adoption of the Frederick City Comprehensive Plan just 11 months ago and is the Comprehensive Plan's chief implementation tool. For more information, see the web page for the Planning Department, <http://www.cityoffrederick.com>

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Division of Planning**

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WALKERSVILLE REGION PLAN UPDATE

The update of the 1995 Walkersville Region Plan has entered a new phase with the development of a series of 5 issue papers. This additional step is being taken, because the Planning Commission asked for more background information than has been provided during recent region plan updates. Four of these papers are issue papers. The four issue paper topics are Land Use & Zoning, Environmental & Cultural Resources, Transportation, and Community Facilities.

Land Use & Zoning -- Describes the community growth areas including their development potential, and also includes a land use plan map, which identifies the location and type of proposed land uses expected to develop during the 20-year build out of the Plan.

Environmental & Cultural Resources – Identifies and describes environmental features such as floodplains, steep slopes, and watersheds. Cultural features reference historic sites and land preservation activity.

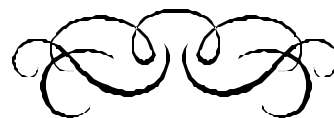
Transportation – Addresses highways including proposed roads and road relocations, transit service, and bicycle/pedestrian facilities.

Community Facilities – Addresses a projected need based on the build-out of the land uses and identifies sites for new schools, libraries, parks, and fire stations. Also identifies current and proposed public water and sewer service areas.

These four documents will be tied in with a fifth subject paper, which is a more general Walkersville Region Overview. In addition to issues, the various papers will feature maps, tables, analysis, agency and staff comments,

along with recommendations for new and/or revised policies. These will be presented to the Frederick County Planning Commission during the next few months.

The Walkersville Region Plan has an outlook of 20 years with regards to proposed land uses including residential, commercial, employment and agriculture. The current plan update began in August 2004. The Walkersville Region Plan is intended to be the result of a cooperative effort to focus on the region's future. It serves as a guide for residents and public officials who will lead the Walkersville Region into the 21st century. Contact Charles Heath at 301-696-2941 or cheath@fredco-md.net



NEW MARKET REGION PLAN UPDATE

On Thursday, August 11, 2005 at 7:00 PM, the County Commissioners will hold a public hearing on the Planning Commission Recommended New Market Region Plan at the Oakdale Middle School, 9840 Old National Pike, Ijamsville to take public comment and testimony. The Planning Commission Recommended Zoning Map and Comprehensive Plan will be on display beginning at 5:00 PM at Oakdale Middle School and staff will also be available to answer questions prior to the public hearing. Please contact Tim Goodfellow at 301-694-2508 or tgoodfellow@fredco-md.net with any questions.

HISTORIC PRESERVATION

On August 2, 2005, Milestone Number 35 on the Historic National Road (MD 144) was re-set near its original location on the north side of Old National Pike, completing a cooperative effort between the Division of Planning, the Division of Public Works/Parks and Recreation, and the Maryland National Road Association, a non-profit organization committed to the preservation and enhancement of the Historic National Road. The National Road was designated an All-American Road in the Federal Scenic Byways Program in 2002. Kinsley crew members Dirk Mowen, Troy Bookheimer, Justin Leatherman, and Rick's

MILESTONE NUMBER 35



Gradall backhoe operator Russ Geiger, assisted by DPW Construction Management project manager Tom Cashour, carefully suspended the marker, with its concrete base, from the backhoe's digging arm and lowered it into place on the edge of the stormwater ditch a safe distance back from the new paved area of the roadway, allowing space for a required guardrail. The face of the milestone is inscribed "35 M to B", indicating the mileage to Baltimore. The milestone's concrete base indicates that the marker was lifted from its original location at least once in the past. Its location prior to the start of the current roadwork was recorded with global positioning system (GPS) technology. The position where

the marker was reset is about ten feet east of that location, a choice made to remove it from proximity to a utility pole. The concrete base is concealed under soil and a layer of crushed stone. Upon the opening of the Old National Pike District Park, currently planned for Fall 2005, travelers on the Historic National Road will be able to read an interpretive panel about the Road near the ball fields parking area.

For more information about the Historic National Road, contact Janet Davis, Historic Preservation Planner, 301-696-2958 or jdavis@fredco-md.net.

FREDERICK COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM ANNOUNCES ITS CYCLE 4 INSTALLMENT PURCHASE PROGRAM (IPP) IS OPEN FOR APPLICATIONS

The Frederick County Installment Purchase Program is announcing that its new cycle, Cycle 4, is open for applications. All new applications are due into the county by September 1st.

The Installment Purchase Program began in 2002 and has since protected over 7,000 acres of prime farmland on 43 farms in Frederick County. Farmers who enter the program agree to place a conservation easement on their farm and enter into a 10-20 year Installment Purchase Agreement with the county. This agreement pays the landowner tax-free interest on the easement value for the term of the agreement (10-20 years). At the end of the agreement term the farmer then receives the principle payment.

If anyone is interested in more information or wishes to submit an application to the IPP Program please contact Tim Blaser, Program Administrator, at (301) 694-2513 or tblaser@fredco-md.net.

Currently the protected acreages per program in Frederick County are as follows:

Maryland Agricultural Preservation Foundation (MALPF): 17,171 acres
Installment Purchase Program (IPP): 7,147 acres
Rural Legacy Program: 3,211
Other (ISTEA, MET, etc.): 4,380 acres

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR AUGUST 10, 2005
9:30 A.M.**

AGRICULTURAL CONCEPT PLANS

Taylor Property - Requesting approval for four (4) single-family lots on 8 acres, located along Green Valley and Dotterer Road, approximately 4,000 feet west of Repp Road. Zoned: Agriculture (A) Walkersville Planning Region. Tax Map 43/Parcels 181 & 197 M-2101A Hansen AP# 3549. (Gabrielle Collard)

Hamilton Knolls; Section II/Lots 4-6 - Requesting approval for three (3) lots on 147 acres, located on Chestnut Grove Road, approximately 2,000 feet south of the intersection with Liberty Road. Zoned: Agriculture (A) Walkersville Planning Region. Tax Map 59/Parcel 44 S-1130 Hansen AP# 3303. (Gabrielle Collard)

Hazelwood Farm; Lots 1-4 - Requesting approval for four (4) single-family lots and a remainder on 7.28 acres, located on the south side of Liberty Road (MD. Rte. 26), approximately 1,200 feet east of Fox Ridge Drive. Zoned: Agriculture (A) Walkersville Planning Region. Tax Map 51/Parcel 106 S-888A Hansen AP# 3558. (Mike Wilkins)

COMBINED PRELIMINARY/FINAL PLANS

Jenkins Subdivision; Lots 1-2 - Requesting approval for a modification to locate a new single entrance on a minor arterial roadway, located on the south side of Gas House Pike, approximately 445 feet west of Boyers Mill Road. Zoned: Agriculture (A) New Market Planning Region. Tax Map 69/Parcel 18 M-2780 Hansen AP# 3299. (Mike Wilkins)

Thompson Estates; Section 3/Lots 1-4 & Remainder - Requesting approval of a major subdivision, a modification to allow panhandles in a major subdivision, and a modification to allow a major subdivision on a travel way less than 20' wide, on 18.65 acres, located on the south side of Alton Road, approximately 2,400 feet west of Chestnut Grove Road. Zoned: Residential (R-1) Walkersville Planning Region. Tax Map 59/Parcel 227 S-628A Hansen AP# 2117. (Mike Wilkins)

PRELIMINARY PLANS

Arrowood; Section 3/Lots 301-304 - Requesting approval for an extension of a previously approved cul-de-sac street to serve an additional 4 lots on 6.01 acres, located on the south side of Edgewood Church Road, approximately 2,400 feet west of Rocky Springs Road. Zoned: Residential (R-1) Frederick Planning Region. Tax Map 56/Parcel 19 S-1127 Hansen AP# 3596 (Mike Wilkins)

SITE PLANS

Stanford Industrial Park; Section 2/Lot 28 - Requesting approval for an office/warehouse on 5.38 acres, located on the east side of Winchester Boulevard in the Stanford Industrial Park. Zoned: Limited Industrial (LI) Adamstown Planning Region. Tax Map 94/Parcel 891 SP-89-06 Hansen AP# 3583 (Bruce Dell/Mike Wilkins)

Thurmont Riding Club - Requesting approval to modify lighting standards at an existing riding club on 5 acres, located on the southeast side of Roddy Road, north of Thurmont. Zoned: Agriculture (A) Thurmont Planning Region. Tax Map 19/Parcel 208 SP-05-05 Hansen AP# 3595. (Stephen O'Philips)

MISCELLANEOUS REQUEST

Canal Run PUD Preliminary Plat Extension - Requesting approval to extend the 2002 preliminary plat approval for 325 residential units and 3.225 acres institutional/quasi-public, located on south side of Ballenger Creek Pike, at Rt. 464. Zoned: Planned Unit Development (PUD). Adamstown Planning Region. Tax Map 102 & 108/Parcels 23 & 17. Hansen AP# 3541 S-412E (Stephen O'Philips)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR AUGUST 17, 2005
2:00 P.M.**

MISCELLANEOUS REQUESTS

Removal of Emergency Lane for Valley View Estates - Request to remove a preliminary plat requirement to build an emergency access lane, located on the south side of Valley View Road, ¼ mile west of I-70. Zoned: Agriculture (A)

(Continued on page 5)

(Continued from page 4)

Middletown Planning Region. Tax Map 55/Parcels 33, 52, and 143. S-70 Hansen AP# 3609 (Stephen O'Philips)

Villages of Urbana School APFO Test -

Requesting approval for a new school APFO test, thereby extending the lot recordation schedule, located in Urbana. Zoned: Planned Unit Development (PUD). Tax Map 96/Parcels 23 & 17. Hansen AP# 3541 S-1065 (Stephen O'Philips)

Introduction of Rules of Procedures Changes –

Staff will be presenting various changes to the Frederick County Planning Commission Rules of Procedures as Amended Through September 2004. These rules will be introduced at this meeting and voted on at a subsequent meeting per the Rules of Procedures. Some Rule Changes relate to Item 10 and Item 11 of this evenings agenda. (Eric Soter/Gary Hessong)

SPRING 2005 CYCLE CONTINUED CASE

WS-05-13 – Ballenger Enterprises, LLC –

Reclassify 7.63 acres from W-5 Dev. to W-4 Dev. or W-3 Dev., located on the north side MD 28, east of Rock Hall Rd. The Planning Commission continued from the Spring Cycle for further staff review. (Carole Larsen)



EDUCATIONAL FACILITIES MASTER PLAN

Review of the Board of Education 2005 Ten-Year Educational Facilities Master Plan for consistency with the County Comprehensive Plan. (Jim Gugel)

PLANNING COMMISSION AGENDA ITEMS SCHEDULED FOR AUGUST 17, 2005 7:00 P.M.

ZONING MAP AMENDMENT

Villages of Urbana - Phase 1 PUD Expansion: Foreman Property –

Request to rezone 0.6187 acres from the Agricultural Zoning District to the Planned Unit

Development Zoning District. The site, referred to as the "Foreman Property", is located on the northwest quadrant of the intersection of MD Rt. 80 and Campus Drive, approximately 1,800 ft. east of the intersection of MD Rt. 355 and MD Rt. 80 in Urbana. Case # R-05-05 Urbana Planning Region (Denis Superczynski)

ZONING TEXT AMENDMENT

Board of County Commissioners Requesting amendment to the Zoning Ordinance to conform with Frederick County Code Sections 2-13-3 and 2-13-5. Case # ZT-05-05 (Larry Smith)

SOLID WASTE PLAN AMENDMENT

Board Of County Commissioners Requesting amendment to the Solid Waste Management Plan to conform with Frederick County Code Sections 2-13-3 and 2-13-5 (Michael Chomel)

ZONING TEXT AMENDMENT

Planning Commission recommended staff initiate minor changes to the submission deadlines in the Zoning Ordinances. This text amendment will amend certain deadline submission procedures. Case # ZT-05-04 (Stephen O'Philips and Rick Brace)

SUBDIVISION TEXT AMENDMENT

Planning Commission recommended staff initiate minor changes to the submission deadlines in the Subdivision Ordinances. This text amendment will amend certain deadline submission procedures. Case # ST-05-01 (Stephen O'Philips and Rick Brace)

PLANNING COMMISSION AGENDA ITEMS SCHEDULED FOR AUGUST 24, 2005 1:00 P.M.

WALKERSVILLE REGION PLAN WORKSHOP

Staff presentation and Planning Commission review and discussion of the various elements of the Walkersville Region Plan. (Charles Heath)

A DEMOGRAPHIC EXPLORATION OF FREDERICK COUNTY COMPARING US CENSUS BUREAU AND FREDERICK COUNTY PLANNING DIVISION POPULATION ESTIMATES

Welcome to the August, 2005 edition of "A Demographic Exploration of Frederick County." This month, the focus will be on updated population and housing unit estimate statistics of Frederick County. The US Census Bureau released its' annual population and housing unit estimates in July, 2005. For further information on the demographics and other statistics of Frederick County, please visit: <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

In July 2005, the US Census Bureau released updated population estimates. This month's article will focus on the information and statistics provided by the US Census Bureau and how they compare to the statistics of the Frederick County Planning Division.

All population estimates are an approximate total. Everyday people are moving, being born, and dying. The cultural processes of our mobility and our life cycles affect the number of people living within a given boundary at a given time. Hence, it is virtually impossible for the US Census or the County of Frederick to know exactly how many people live in this County. The best way we can estimate the number of people living within the boundary of Frederick County is through a series of formulas and methodologies. A methodology is a set of principals and statistical formulas used to calculate a population. The Frederick County Division of Planning and the US Census Bureau use different methodologies to calculate their population estimates.

Due to the different methodologies used, the totals for the population estimates may not be the same. The purpose of this article is not to delve into the different methodologies themselves, but to let people know that the population estimate totals are going to be different. The different ways or methodologies used to obtain population estimates will result in various totals. For example, according to the US Census Bureau, from July 1, 2000 to July 1, 2004 Frederick County grew by 21,074 people. This is an average of 4,215 new residents per year. According to the Division of Planning, Frederick County had 21,352 new residents between July 1, 2000 and July 1, 2004. This represents 4,270 new residents annually (Figure 1).

Comparison of US Census and Frederick County Population Estimates						
	July 1, 2000	July 1, 2001	July 1, 2002	July 1, 2003	July 1, 2004	Change July 1, 2000 to July 1, 2004
US Census	196,579	202,388	209,103	213,623	217,653	21,074
Frederick County Planning Division	197,465	204,691	210,156	214,269	218,817	21,352
Difference	-886	-2,303	-1,053	-646	-1,164	-278

Figure 1

According to the US Census Bureau, on July 1, 2004, Frederick County was still the 7th largest County in Maryland. 4% of Maryland's residents call Frederick County home. It is also one of the fastest growing Counties in Maryland. The population increased 11% from 2000 to 2004 (Figure 2). When comparing Frederick County's population to other County's in the region it is best to use the US Census Bureau's population estimates. The US Census Bureau creates population estimates on the national, state, and local levels. This makes for a cleaner and more accurate comparison. The Division of Planning only calculates the population of Frederick County, no other jurisdiction. Most other counties in Maryland work the same way. Montgomery County, Prince George's County, and many others calculate their own population estimates.

The 7 Largest Counties in Maryland			
	July 1, 2004	July 1, 2000	Change July 1,
Montgomery County	921,690	873,341	48,349 (6%)
Prince George's County	842,967	801,515	41,452 (5%)
Baltimore County	780,821	755,995	24,826 (3%)
Anne Arundel County	508,572	491,347	17,225 (4%)
Howard County	266,738	249,576	17,162 (7%)
Harford County	235,594	219,506	16,088 (7%)
Frederick County	217,653	196,579	21,074 (11%)

Figure 2

The US Census Bureau publishes annual population estimates; however, the estimates are one year behind. They are also only annual estimates. In July 2005 the US Census Bureau released its' annual population estimates for 2004. The Frederick County Planning Division publishes population estimate updates every January and July for the current year. For the most current population estimate and for small time interval information it is best to use the Frederick County estimates (Figure 3).

Population Estimates Calculated by the Frederick County Division of Planning		
Date	Frederick County	Increase 2000 – 2005
July 1, 2005	223,036	2,307
January 1, 2005	220,729	1,912
July 1, 2004	218,817	2,097
January 1, 2004	216,720	2,451
July 1, 2003	214,269	2,462
January 1, 2003	211,807	1,651
July 1, 2002	210,156	2,448
January 1, 2002	207,708	3,017
July 1, 2001	204,691	2,276
January 1, 2001	202,415	4,950
July 1, 2000	197,465	N/A

Figure 3

Using locally calculated statistics can sometimes offer the best accuracy. For example, in the town of Burkittsville there were 171 residents according to the 2000 US Census. With only 171 people in this area it is very easy to keep track of how many people move, are born, or die within this community. The statically formulas processed through the US Census Bureau will not necessarily be able to portray such accurate data. However, at this time the Frederick County Planning Division does not compile population estimates for the municipalities within its' boundary. Hopefully this will be changing in the future as the Planning Division receives and maintains more data at these smaller scales. The only jurisdiction the County Planning Division office estimates is Frederick City.

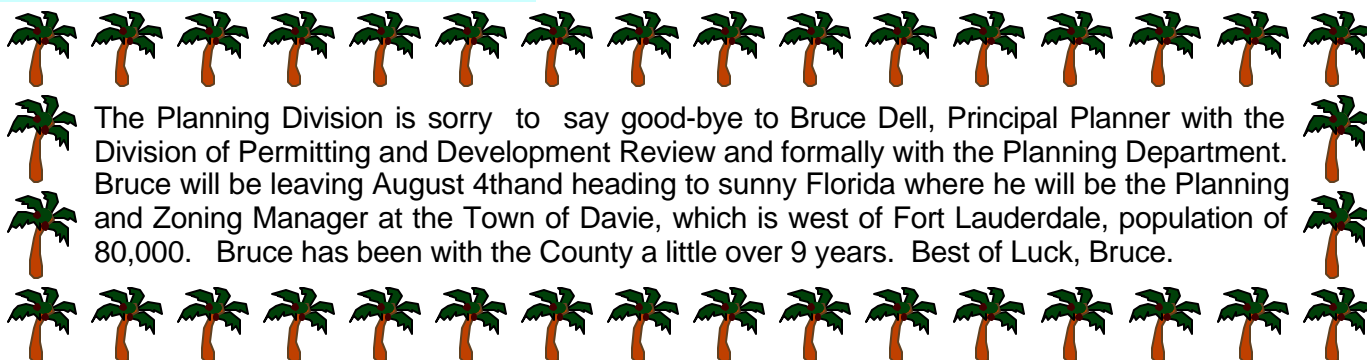
According to the US Census Bureau, Frederick City has lost its 2^d largest city in Maryland status. Frederick City is now the 4th largest city in Maryland. Rockville and Gaithersburg have now surpassed Frederick City in population. However, Frederick City only trails by 91 people (Figure 4).

The Top 5 Cities in Maryland According to the US Census Bureau			
	July 1, 2004	July 1, 2000	Increase 2000 - 2004
Baltimore city	636,251	648,554	-12,303
Gaithersburg city	58,091	53,044	5,047
Rockville city	57,100	47,824	9,276
Frederick city	57,009	53,103	3,906
Bowie city	53,840	51,655	2,185

Figure 4

Using different methodologies will result in differing totals. The US Census Bureau and the Frederick County Division of Planning use different methodologies to estimate the population of Frederick County and its' municipalities. The annually updated population estimates published by the US Census Bureau are very informative. They offer a way to compare different areas within Maryland or the nation. However, they are only updated annually and lag behind one year. The Frederick County Division of Planning estimates allow for more local information and data to be involved in the estimating process and offer a current biannual look at the population development within the County. To find out more about how the US Census Bureau conducts their population estimates please visit their website at www.census.gov. For further information on the methodology used by Frederick County please contact Amber DeMorett at 301-694-1155.

STAFF NEWS



ZONING

BOA RESULTS — JULY 28, 2005, 7:00 P.M.

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, JULY 28, 2005 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- **B-05-23 HARRY & ARCELI WARD** — Requesting a variance of 8 ft. from the required 110 ft. front yard building restriction line in order to construct a two-car garage, located on the west side of Sidney Road, approx. 600 ft. south of Jacobs Rd. (Tax Map 81, Parcel 100, Lot 9) Zoned Residential (R-1) **GRANTED W/CONDITIONS**
- **B-05-24 JOAN A. O'BRIEN** — Requesting a special exception to replace an existing nonconforming structure and a variance from Section 1-19-327(f) minimum setback requirement of 25 ft. from any stream and 25 ft. setback from all floodplain boundaries, located on the west side of Eyler Valley Road, 1,200 ft. north of Three Springs Road (Tax Map 13, Parcel 66) Zoned Resource Conservation **GRANTED W/CONDITIONS**
- **B-05-25 LECOAST & VERNICE MACK**— Requesting a variance of 10 ft. from the required 50 ft. front yard and 30 ft. from the required 50ft. rear yard setbacks in order to construct a proposed dwelling, located on the west side of Stone Road, 1,500 ft. +/- north of Teen Barnes Rd. (Tax Map 76, Parcel 387) Zoned Resource Conservation **GRANTED W/CONDITIONS**
- **B-05-26 BART & LORETTA STOUTER**— Requesting a special exception to establish a childcare center, located on the east side of Cash Smith Road, 1200 ft. southeast of Rt. 194 (Tax Map 34, Parcel 286) Zoned Agricultural **GRANTED W/CONDITIONS**
- **B-05-27 J. FRANKLIN & MARIE STAMBAUGH**— Requesting a variance from the lot frontage requirement in order to create a lot on an agricultural easement property, located on the east side of Long's Mill Road, 1500 ft. north of Legore Bridge Road (Tax Map 27, Parcel 15) Zoned Agricultural **CONTINUED FOR UP TO 12 MONTHS**



BOA AGENDA — AUGUST 25, 2005, 7:00 P.M.

CASES NOT HEARD ON THURSDAY, AUGUST 25, 2005 WILL BE CONTINUED TO THE FOLLOWING DATE AND TIME AS MAY BE DETERMINED BY THE BOARD.

Discussion/Adoption of Revised Board Bylaws

- **B-05-28 BENJAMIN TUCKER**— Requesting a special exception to add a deck and rebuild/add on to a garage in the floodplain, located on the south side of MD Rt. 550, just east of the intersection with Clyde Young Road (Tax Map 33, Parcel 70) Zoned Agricultural
- **B-05-29 MICHAEL AND SHIRLEY VESPER**— Requesting a special exception for a childcare center (120 children), located on the south end of the intersection of Adams Street and Tuscarora Street, 600 ft. west of Jefferson Street in Adamstown (Tax Map 103 Parcel 823) Zoned R-1 Residential
- **B-05-30 ROBERT AND DONNA RILEY**— Requesting a 17 ft. variance from the 30 ft. required rear yard and 5 ft. from the 80 ft. front yard requirement in order to replace a dwelling, located on the south side of Taneytown Pike [MD Rt. 140], 2,100 ft. +/- west of Four Points Bridge Rd. (Tax Map 9, Parcel 81) Zoned Agricultural
- **B-05-31 SANDY SPRING BANK C/o Karen Deacon Project Officer**— Requesting a 7.5 ft. variance for the required front yard setback for a sign in a VC zone (or 20 ft. from setback in ORI zone), located on the southeast corner of Relocated MD Rt. 80 and Sugarloaf Parkway on the traffic circle in Villages of Urbana (Tax Map 96, Parcel 247, Lot 2) (Site Plan SP-01-29) Zoned Village Commercial and Office/Research Industrial
- **B-05-32 FILE NUMBER NOT USED**
- **B-05-33 CHRIS AND SHERRY NORBERG**— Requesting a 14 ft. variance from the required 30 ft. rear setback for an addition, located on the west side of Winter Snow Court, approx. 380 ft. south of Indian Summer Dr. In Clover Hill II (Tax Map 57, Parcel 276 Lot 198) Zoned R-1 Residential

Contact **Rick Brace** (301-696-2945) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.